

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK

In Re:

Eric Richmond  
Debtor

X  
Chapter 13  
Case No. 14-41678 (CEC)

AFFIRMATION OF SERVICE  
STATE OF NEW YORK)  
                        ) ss.  
COUNTY OF KINGS)

I, ERIC RICHMOND, being sworn, say:

I declare under penalty of perjury that the foregoing is true and correct.

I am a party to the action, am over 18 years of age and reside in Kings County, New York. On May 22, 2017 I served the within **IMPOSSIBLE DEED NOTARIZED ON JANUARY 15, 2015 BUT SWORN TO HAVE BEEN SIGNED IN THE FUTURE ON JANUARY 20, 2015 BY REFEREE GREGORY CERCHIONE AND NOTARY THERESA CARUSO** by depositing the same with the United States Postal Service.

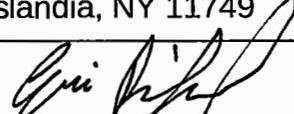
The names and addresses of persons served by United States Postal Service:

Stim and Warmuth 2 8th st Farmingville, NY 11738 ATTN: Glenn P. Warmuth	United States Trustee 201 Varick Street, Suite 1006 New York, New York 10014 Attn: William Curtin
	Michael Macco - Trustee 2950 Expy Dr S #109 Islandia, NY 11749

DATE: May 22, 2017

Signature:

ERIC RICHMOND  
2107 Regent Place  
Brooklyn, NY 11226



CLERK  
U.S. BANKRUPTCY COURT  
EASTERN DISTRICT OF  
NEW YORK

2017 MAY 22 A 9:151

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**REFEREE'S DEED IN FORECLOSURE**

THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE SIGNING.

**THIS DEED**, made the 26<sup>th</sup> day of January, 2015.

**BETWEEN**

**GREGORY T. CERCHIONE, ESQ.**, having an address at Subin Associates LLP, 150 Broadway, 23<sup>rd</sup> Floor, New York, New York 10038,

Referee duly appointed in the action hereinafter mentioned, Grantor,

**AND**

**GREYSTONE PROPERTY DEVELOPMENT II CORP.**, c/o Greystone & Co., Inc., 152 West 57<sup>th</sup> Street, 60th Floor, New York, New York 10019, Grantee:

WITNESSETH, that the Grantor, the Referee appointed in an action between P.B. #7 LLC, Plaintiff, and 231 Fourth Avenue Lyceum, LLC, et al., Defendants, which action was filed in Supreme Court, Kings County, under Index No. 10035/08, foreclosing a consolidated mortgage as described on Exhibit A attached hereto and made a part hereof, pursuant to a judgment of foreclosure and sale dated September 28, 2012 and entered with the Supreme Court of the County of Kings on the 26<sup>th</sup> day of October 2012 and in consideration of SEVEN MILLION SIX HUNDRED THOUSAND AND NO/100 (\$7,600,000.00) DOLLARS paid by the Grantee, being the highest sum bid at the sale under said judgment, does hereby grant and convey unto the Grantee, all the right, title and interest of the Defendants in and to the property more fully described on Exhibit B attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, and assigns forever.

Whenever the text hereof requires, the singular number as used herein shall include the plural and all genders.

[Signature page to follow]

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the date first above written.

GREGORY T. CERCHIONE, Retired

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) ss.:

On the 15 day of January, 2015, before me, the undersigned, personally appeared GREGORY T. CERCHIONE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

**Notary Public**

**THERESA CARUSO**  
Notary Public, State of New York  
No. 01CAC010794  
Qualified in New York County  
Commission Expires July 27, 2018